

**TOWN OF ROCKY HILL
ZONING BOARD OF APPEALS
MEETING OF AUGUST 19, 2014**

1. CALL TO ORDER

Chairman Reilly called the Tuesday, August 19, 2014 meeting to order at 7:02 p.m. in the Town Council Room of the Rocky Hill Town Hall, 761 Old Main Street, Rocky Hill, Connecticut.

Present: James Reilly, Chairman
Joe Coelho, Vice Chairman
Phil Benoit, Secretary
Greg Faulkner, Commissioner

Also: Frank Kelley, Zoning Enforcement Officer
Eileen A. Knapp, Recording Secretary

Chairman Reilly went over the procedures for the public hearings and noted that any decision of the Board can be appealed within 15 days of the decision. Secretary Benoit read the legal notice.

2. PUBLIC HEARING

A. Appeal 2014-12, Matthew & Stacey Castagno, requesting a variance to allow for a 3.2' side yard variance and a 3.9' rear yard variance for the replacement and enlargement of an existing shed under Section 3.4 of the Rocky Hill Zoning Regulations for property located at 210 Silo Drive in a R-20, Residential Zoning District ID #12-207;

Chairman Reilly noted that because there were only 4 Commissioners present, all four would have to vote in favor of the Appeal for it to be approved. The Applicant was given the option of going forward this evening or waiting until the next meeting, when more Commissioners may be present. The Applicant chose to present his application this evening.

Mr. Matt Castagno of 210 Silo Drive addressed the Commission. They purchased their home in 2005 and at that time there was a shed already on the property. Over the years they have done repairs to the shed, but they are at the point where they would like to purchase a new shed, which will be bigger than what is currently there. Mr. Castagno would like to put the shed in the same place as the old one but the previous owners did not get a permit for the shed and it is over the side and rear yard setback lines. He also distributed color copies of his back yard showing the location of the shed.

Commissioner Comments/Questions

Vice Chairman Coelho asked about the size of the new shed. Mr. Castagno said it would be no larger than 14'x24'. They have not finalized the purchase of the shed at this time. They have a

lot of patio and pool furniture to store along with their snow blower and lawn mower. He is hoping the larger shed will allow for more storage capacity in the winter.

Commissioner Benoit asked if Mr. Castagno had a photo of the shed. Mr. Castagno said no because they are still shopping around. It will be the typical height for this size shed.

Commissioner Faulkner asked about the size of the current shed. Mr. Castagno said it is 10'x12'. There isn't room to put the larger shed within the setbacks because they have a pool and also, the lawn slopes as you move away from the property line so they would have to re-grade the area if they moved the shed location. There isn't room on the other side of the back yard because of a tree and a swing set.

Vice Chairman Coelho asked if the shed would be a single story shed. Mr. Castagno said, yes, one floor, but maybe with a loft if possible. Vice Chairman Coelho asked what the shed would be set on. Mr. Castagno said it would be on gravel and stone.

Commissioner Faulkner noted that there was a discrepancy in the amount of variances being requested on the legal notice and the agenda. Mr. Castagno said because the shed is considered an accessory it falls under Regulation 3.4 not 3.5 and the amount of variances changed. He said he noticed that the figures were off and when he called the Building Department to point it out to them, he was told don't worry about it because the deadline for applications had passed and it would be a bigger headache to change it than to leave it alone. The Commissioner agreed that they could only consider the variances that were listed on the official Legal Notice, which Mr. Castagno agreed to.

No one was present to speak in favor or against the application.

3. NEW BUSINESS

A. Appeal 2014-12, Matthew & Stacey Castagno, 210 Silo Drive, Rocky Hill, CT

A MOTION was made by Commissioner Faulkner to approve Appeal 2014-12, Matthew & Stacey Castagno, requesting a variance to allow for a 3.2' side yard variance and a 3.9' rear yard variance for the replacement and enlargement of an existing shed under Section 3.4 of the Rocky Hill Zoning Regulations for property located at 210 Silo Drive in a R-20, Residential Zoning District ID #12-207; due to the stated hardship. Seconded by Commissioner Benoit. All were in favor, MOTION CARRIED UNANIMOUSLY.

4. OLD BUSINESS

Chairman Reilly asked if staff had any information about the updating of the Signage Regulations. Mr. Kelley said he hadn't heard anything about the signage regulations being changed yet.

5. ANY OTHER BUSINESS

Vice Chairman Coelho expressed his concern that an Applicant called the Building Department to make a change to the application and was told it doesn't make a difference. Legal notices need to be corrected if necessary as well as the applications. Commissioner Benoit was upset that it was assumed the Commission wouldn't notice the discrepancy. Mr. Kelley said he would try to find out what happened and report back to the Commission at the next meeting.

6. APPROVE WORKING NOTES / MINUTES – May 20, 2014, June 15, 2014

A MOTION was made by Vice Chairman Coelho to approve the minutes and working notes from May 20, 2014 and July 15, 2014 as presented. Seconded by Commissioner Benoit. All were in favor, MOTION CARRIED UNANIMOUSLY.

7. ADJOURN

A MOTION was made by Vice Chairman Coelho to adjourn. Seconded by Commissioner Faulkner. All were in favor, MOTION CARRIED UNANIMOUSLY.

Meeting adjourned at 7:24 p.m.

Respectfully submitted,

Eileen A. Knapp
Recording Secretary